

THE DISPATCH FOUNDED 1860.
THE TIMES FOUNDED 1886.

RICHMOND, VA., SUNDAY, MAY 12, 1912.

PRICE FIVE CENTS.

HUSTLING TOWNS IN OLD VIRGINIA

Bird's-Eye Views of Two
Crackerjack Minor
Cities in the Southside.

CHASE CITY AND SOUTH BOSTON

Splendid Growth in Last
Decade—Two Good Tobacco
Towns—King Cotton Coming
to Front—Growing Banks.
New and Larger Indus-
tries—County Fairs.

BY FRANK S. WOODSON.

It would be a good thing for any man who loves old Virginia and is proud of her prosperity to occasionally visit some of the good towns in the State that he happens not to be used to. Their rapid industrial and commercial growth and growth in all things that are good, would cheer a man up, and if he should happen to suffer at times with the blues, the same would be cured by such visits now and then.

I took a little outing last week and visited several of the towns and villages. I will talk this week of only two of them, Chase City and South Boston.

Chase City is located in that corner of Mecklenburg county that has Charlotte county on one side only five miles away from town, and Lunenburg on the other side and the same distance off, and thus it happens that Chase City is the trade center for splendid and prosperous parts of three rich counties. An idea of the rapid growth of the town may be had by a glance at the census figures. In 1900 Chase City was only a village, having but 642 inhabitants. In ten years it had become much of a town, having more than tripled in population. The last census gives it 1,962. This increased population was attracted to the town by its new industries and the splendid advantages offered the investor and the man of business.

Good Roads a Booster.

The best thing that has happened for the town in a very long time was the building of good roads branching out in five directions. The Chase City district of Mecklenburg county made a large bond issue and the good roads of the sand-clay blend variety are being built. More than twenty miles have been completed and work is now proceeding on twenty-odd more, which will carry the good roads to the limits of the district. The town met the district at its borders with first-class macadam streets, and counting the nearly four miles of these as roads, the district now has about twenty-five miles of first-class road. These good roads have added large to the trade of the town.

Chase City has just voted a town issue of \$45,000 for improvements. The sum of \$25,000 will be used to build a complete sewer system and \$20,000 will be used for water works. The town already owns a splendid electric plant, which furnishes light and small power.

Greg: Tri-County Fair.

Last year Chase City led the towns of the State in the matter of pulling off an agricultural fair. The effort was such a grand success that the people decided to make the Mecklenburg County Fair a permanent thing. The Fair Association was incorporated and seventeen and one-half acres of ground bought, within the town limits, and now the work of providing buildings is going forward. As this is a kind of tri-county fair, it is expected that three counties will have separate exhibition halls on the grounds. The matter is now before the authorities of Mecklenburg, Lunenburg, and Charlotte counties. The grounds will also have a half-mile track, and arrangements are already being made to have the same filled with fine horses at the next annual exhibition the coming fall.

With its lumber plants, its furniture factory, its big wagon factory, its famous Mecklenburg mineral springs and water bottling and shipping plant, its box shock factories, its two strong banks, its hustling real estate establishment, its large mercantile business, its very large tobacco business, which keeps four warehouses and a score of tobacco buyers busy in the tobacco season, the town is a perfect beehive of industry and push, but it is not stopping at that.

It proposes to become a cotton market and that end a gin is being erected by the Southside Supply Company, Inc., a new concern that is just putting out its shingle.

Ice Factory and Cold Storage.

This company is also erecting and equipping an ice factory and cold storage plant and will be making ice and running the most up-to-date little cold storage plant in Virginia within the next two weeks. In this plant, as well as in the gluing establishment, the company is installing the very latest machinery and the very best equipment and building railway side tracks to their loading docks. The company intends to enter largely in the supply business and will handle meats and other goods requiring the right kind of storage, in carload lots, thus establishing the largest wholesale supply house on that line of the Southern Railway that can be found between Richmond and Durham, N. C. The ice-making plant is of capacity sufficient to supply all of the towns and villages between Richmond and Oxford, N. C.

A Very Strong Company.

The officers of the new company are: C. M. Boswell, president; A. H. Robertson, vice-president; J. A. Robertson, secretary and treasurer; and Thomas G. Boswell, superintendent. This big establishment is quite an acquisition to industrial and hustling Chase City.

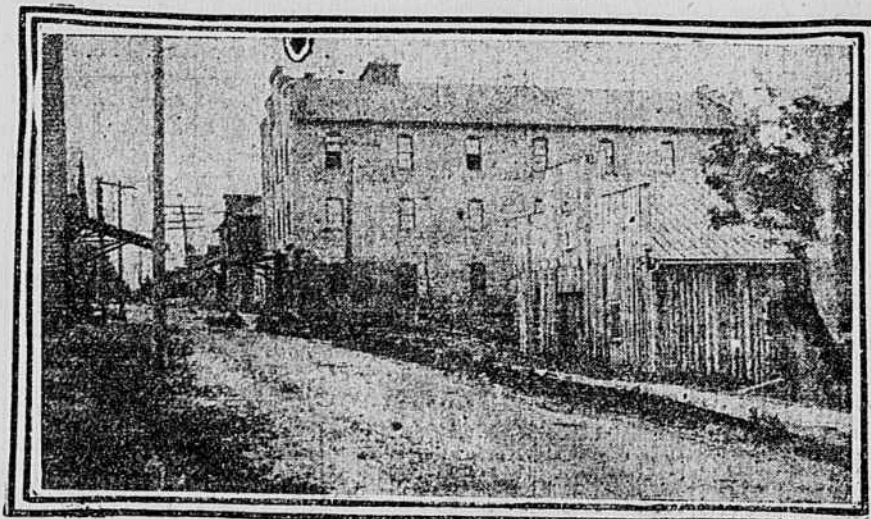
Speaking of the coming cotton market of the town, it seems rather curious to any one who has not kept up with Chase City and the surrounding rich country that this tobacco town should be building a modern first-



A farm canning scene.



Horse Talk—A "City-Broke" roadster team.



Tobacco business scene in South Boston.



Happy South Boston tobacco traders.

BLUE GRASS LAND IN OLD VIRGINIA

Why Farm Property in South-
west Part of State Sells
So Well.

CATTLE AND HOGS BIG CROPS

Mountainsides and Valleys Are
Almost Equally Rich Where
Blue Grass Grows.

BY MISS MARY MILES.

Marion, Va., May 11.—It is a common occurrence for people from other sections of the country to inquire into land values when they come to the blue grass section of Virginia, and almost invariably when told that the rolling fields and steep hills they see sell readily for from \$75 to \$125 per acre, they are greatly surprised that land of such a rugged nature should command so high a price, and ask why it is so. It is so because such land, when properly farmed, can be made to yield from 4 to over 6 per cent. net income, on a basis of the above values, and because a great many people think the life of the blue grass farmer is the best life in the world.

This blue grass section of Virginia lies largely in the southwestern portion of what is known as the great Valley region of Virginia. It also extends to some extent over into the Blue Ridge region on the east and the Alleghany ridges on the west. The Blue Ridge and Alleghany ranges are from seventy-five to 100 miles apart, and extend northwest and southwest along nearly parallel lines. The section between these ranges is composed of narrow valleys and linear ridges, and structurally, is probably the most complex area in Virginia.

Grass the Leading Feature.

The principal rock structures are of different grades of limestone. The rough effects of weathering, or rock decay, which has been going on for thousands of years, is a gentle, of decayed rock material over the sound rock. This mantle forms soils which are ideally adapted for the nourishment of grass, wheat, corn and many other crops.

Grass, however, is the important feature, and the farmers in the grass section use the plow as little as possible. The object is to raise only enough corn, straw, etc., to winter the stock. You can graze from April until December. As an illustration of the way grazing land will make itself, one can cut the timber from woodland, then cut off all brush and briars, and in the large majority of cases the grass will naturally set itself and make good grazing.

The section well watered by small streams, and the seasons are remarkably uniform. The summer of 1911 came nearer bringing a drought than any summer has for a great many years. Yet during that summer the usual number of export cattle were grazed, and put on more than 300 pounds of flesh per head, going to market in the fall direct from the grass.

Figures That Talk.

To show more exactly that reasonable interest can be made on money invested in this high priced land, let us take what I am perfectly sure is calling an average southwestern Valley region farm. Let us take, for example, a farm consisting of 400 acres,



A South Boston school and home.

EXPORT BUSINESS TO BREAK RECORD

Current Fiscal Year Will Show
Greatest Shipments Ever
of American Goods.

The prediction that the export of domestic products from the United States will be larger during the present fiscal year than ever is justified by statistics of the national treasury department. Barely a dozen years ago treasury officials were delighted that exports of manufactures averaged \$1,000,000 for each business day. During the current fiscal year the aggregate for the nine months ended with March has been, in round numbers, \$720,000,000, or an average of fully \$3,900,000 a day. This is an increase of over \$90,000,000 in the value of manufactures exported, as compared with the corresponding months of last year, and should this average be maintained it will justify the belief expressed by the bureau of statistics that the total value of manufactures exported during the fiscal year will, for the first time, exceed \$1,000,000,000. Agricultural and other products will make up another \$1,000,000,000, thus giving total exports for the year considerably in excess of \$2,000,000,000. The large increase in exports occurs especially in manufactures of iron and steel, copper and its manufactures, leather, and its manufactures, agricultural implements and lumber. The articles other than manufactures, such as cotton, wheat, hog products and coal, show large increases and will show greater totals in the current fiscal year than in any preceding year. The oils, illuminating, lubricating, gasoline, naphtha and others, show a considerable increase, especially naphtha and other lighter products of distillation. These, according to the statistics for the nine months now available, are expected to approach and possibly cross the \$100,000,000 line. On the import side the most notable feature this year will apparently be a material increase in the importation of certain articles for use in manufacturing, especially hides and skins, India rubber, raw wool and

By FRANK S. WOODSON,
Industrial Editor.

This column is open to contributors who have something to say of a suggestive nature, and who are willing to make hints and suggestions looking to the better development of the good old State of Virginia, West Virginia and North Carolina, and who can hold their suggestions down in any one issue to from 150 to 200 words. Such communications, addressed to the Industrial Editor, will receive prompt attention.

Then and Now.

I clip the following from an old paper dated May 7, 1881:

"A correspondent in forwarding the returns of the recent election for members of the Legislature of Virginia, says: 'The Legislature passed an act at its last session to refer to the people the question of establishing a free school system in this (Accomac) county. But to our astonishment, it was lost. The wealthy oppose it because they would be taxed for its support and a great many of the poorer because of their ignorance.'

How things have changed in Old Virginia in the last thirty years. When, in 1872, Virginia commenced to make its public school system something worthy the name, there was considerable opposition to large expenditures for free tuition. The people were hard pressed at that time, and then in the Eastern parts of the State, a large part of the population (negroes) paid no taxes at all, and they had many children to be sent to school at their white neighbors' expense. But sentiment soon changed. According to the official reports for the year ending June 30, 1911, there were then in this same Accomac county eighty-two public schools, twelve of which were high schools, and quite a number of the graded schools have a high school department, in which a one-year high school course may be obtained. In these schools there are 144 white teachers and thirty-four colored; there are enrolled 5,121 white students and 2,363 colored; the average daily attendance for the term previous to the date of the report was 4,352 whites

VIEWS AND NEAR VIEWS, HINTS AND SUGGESTIONS

Educational Ideas for a Generation—Getting
Ready for the Fairs—A Country Doctor's
Plea—In the Dogwood Forest—Business
before Politics—Tree Pruning.
Various Hints.

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About County Fairs.

Last year being a drought year, and therefore a short crop one, it was natural to suppose that the county fairs would get a black eye. Some counties that intended to hold fairs abandoned the idea because of the drought conditions, but every county fair that was held was a success from every viewpoint. Several counties made their first effort last year, and the success was so great that all of them have decided to try again this year, and some that I have heard about have bought grounds and are erecting buildings with a view of making the fair a permanent annual county institution. That is good, very good, and in this connection I want to throw out a hint that I catch in a Western agricultural journal. Here it is:

"Now and next fall is the time to get ready for the fair. Select some stock for it or plant something to exhibit, save samples of the winter grains while they can be secured, and put fruits in cold storage as they ripen. The best exhibits cannot be secured if nothing is done until the week before the fair.

A real agricultural fair is a good thing, and carefully selected exhibits are necessary to make this kind. Decide now that you are going to the fair and that you are going to take something to exhibit."

Save the Dear Women.

A physician who calls himself a "country doctor," writes as follows:

and 1,903 colored. Accomac county paid the teachers' salaries last year that aggregated \$12,500. Accomac is but one of 100 counties that can show just as good a record. Truly Virginia is in the front rank among the States while they can be secured, and put fruits in cold storage as they ripen. The best exhibits cannot be secured if nothing is done until the week before the fair.

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HARNESS HORSES A LIGHT VARIETY

How It Will Pay Farmers to
Grow the Light Har-
ness Nag.

AS MERCHANTABLE PRODUCT

In Spite of Automobiles and
Cycles, the Horse Holds
His Own.

BY J. M. BELL.

The Virginia farmer has a good chance to add to his yearly income, by raising the right kind of light harness or saddle horse; this in spite of the fact that automobiles, bicycles and the like are on the increase.

From the early Colonial days on up to the present writing, the Virginians of all classes have been lovers of a good horse, and most certainly of that type of horse which uniting speed with style and beauty, became the pride of his owner, whether it be on the race-course, in the hunting field, or on the road. This love of a good horse still is alive in the hearts of the sons of the old Commonwealth.

The stringent laws against betting have had the effect of breaking up racing to a great extent. It is not the object of the writer to take up this phase of the subject, except to say that the Virginia farmers might be able to secure stallions and mares of thoroughbred or standard trotting strains at figures that ten years ago would have been looked at as ridiculously low, thus supplying themselves with breeding stock at very reasonable prices.

Approved Type of Light Harness Horse.

When a man considers the purchase of a light harness horse, he does not lose sight of the cardinal requisites of an animal of the approved type. They are, style, action, endurance, disposition and to some extent speed. Color, of course, is oftentimes an important consideration, although it is more or less a matter of taste or fancy on the part of the would-be owner or purchaser, as there is a saying that "a good horse cannot be of a bad color."

It is a generally conceded fact among horsemen that the American trotter is the best, and the fastest light harness horse in the world. For several decades he has been bred for both speed and endurance. Some families of trotters are noted for their style and also for beauty of form, while as a rule, the trotting-bred horse of almost any strain is tractable. Hence it seems in place to advise the Virginia farmer who contemplates a profitable raising and handling of light harness horses to choose a standard trotting-bred stallion.

The Choice of a Dam.

It is an acknowledged fact among breeders that the choice or selection of the dam is of equal importance to that of the selection of the sire. Scattered over the State of Virginia will be found many mares in the hands of the farmer, mares that have a strong infusion of thoroughbred blood in them. Most of these are what might be termed, say, half or three-quarter bred.

Those mares if well shaped and of good size, will do admirably to cross with a standard-bred sire of the right type and quality. The progeny from such a cross should, under ordinarily

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REAL ESTATE AND BUILDING NEWS

A Week of Deals and
Sales That Were on
Larger Order.

ACTIVE ON BROAD; DOINGS ON MAIN

Transactions That Give Large
Investors More Extensive
Frontage on Great Busi-
ness Thoroughfares—Specu-
lators in Far Out Points
Very Quiet.

There was something doing and a great deal of it in the real estate realm last week. All of the agents had fairly good business, and some of them real big trades were consummated during the week, and more of this kind that had been practically made before were closed up than has been the case in several weeks. There have been weeks when more sales were made, but then they were more or less on the small order, and it took a great many of them to make a big aggregate. Last week's business was mainly on the large order.

As usual, a majority of the agents are slow to go into details when talking to a man of news who is in the habit of printing what he hears about big deals, but enough facts have come to the surface in one way and another to make a rather entertaining real estate column.

Big Doings on Broad Street.

Pollard & Bagby, who are always doing more business than they will tell about, were persuaded to admit a business for the week running close to and may be a little over \$200,000. Among some of their big deals may be mentioned the sale of 38 feet on Broad, between Third and Fourth, to Mrs. Wilhelmina Schmidt, for \$55,450, or \$1,700 per front foot. This property adjoins that Mrs. Schmidt bought from the same firm the week before and gave her a frontage on the north side of Broad of 38 feet. Pollard & Bagby also sold 418 East Broad to H. S. Wallerstein for \$47,000; also 132 feet of the southeast corner of Davis and Broad to W. J. Gilmer for \$40,000; also three houses on West Grace Street, near Shepherd, to W. H. Adams for \$22,500. This firm also made the following smaller sales: For E. B. Addison and W. H. Moore, commissioners, 205 feet of ground on the north side of Monument Avenue, between Addison and Davis Avenues, to the following gentlemen: 50 feet to Mr. Emile Clark for \$10,000; 60 feet to J. M. Bell for \$12,000; 60 feet to H. S. Wallerstein for \$12,000; 35 feet to Sol. L. Clarke for \$7,000. All of these purchasers expect to build handsome homes on the property in the near future.

Large Deals.

J. D. Carneal & Son report business active during the past week. They made about twelve sales, aggregating \$125,000, and still have some large ones on the string.

The same firm put to record during the week a \$97,000 deal, including No. 18 East Broad Street, to Marchetti & Baldacci, for \$55,000; No. 102 North Eighth Street, to A. L. Straus, for \$18,000; Nos. 1625 and 1639 West Broad Street, to H. S. Wallerstein, for \$24,000; also No. 13 North Eighth Street, for Raphael Levy, for \$13,750.

Charles A. Rose Co., made sales as follows:

Twelve brick flat buildings, Robinson and Cary, 22,000; 123 feet corner Seventh and Hull (South Richmond), \$18,000; 123 feet south side Grove Avenue, near West Street, \$10,000; sixty feet Grace Street, west of Boulevard, \$5,000; 1616-18-20 West Cary Street, \$10,500; thirty-two feet Allen Avenue, near Park Avenue, \$7,000, making their total for the week \$31,500.

W. M. Miller & Co. sold over \$45,000 worth of realty as follows:

Three Broad Street stores near eighteenth Street.
Eighteenth Street; 250 feet of ground on Cary Street, west of the Boulevard; three homes in the West End; one home on Pine Street.

Extensive Main Street Frontage.

Sutton & Co. sold during the week to Straus, Gunst & Co. the whole property, Nos. 802 and 804 East Main Street, which gives Straus & Gunst a total frontage on Main Street, corner of Eighth, of 104 feet. The price obtained was \$55,000. Sutton & Co. also made several smaller sales during the week.

Harrison & Bates sold to H. S. Wallerstein 112 East Broad Street, but no figures are announced. Mr. Wallerstein, who is both a buyer and a seller, also bought four blocks of land near the New Reservoir, and he sold fourteen more lots in West End Heights. Gibbons & Nuckolls did some right lively stunts in out-of-town realty, having sold a farm near Fort Harrison, seven miles out, to John W. Carson, for \$32,500; another farm, near Cedar Point, for \$3,000. Both of these farms, which are small, are being sold to city men, who are going to build country homes on them. This firm also sold two acres on Brook Road to W. E. Broadbush for \$6,000, who will build houses on the land for rent. Gibbons & Nuckolls made other sales on Monument Avenue, on Broad Street, and Leigh Street and elsewhere, running their total for the week up to about \$75,000.

Many Smaller Transactions.

Williams & Cease sold \$18,000 worth of property on the Boulevard, between Floyd and Grove Avenues, to Dr. E. B. Lipscomb.

Hawkins & Buford hauled a large number of prospective buyers out to look at beautiful Westbrook Lawns, and several nice deals were hung on the string. This firm sold over \$10,000 worth of property on Hanover Street and some on Elm Street and Kensington Avenue.

Robinson & Phillips disposed of about \$22,000 worth of stuff, the same being in various parts of the city and out in the suburbs.

Ruehrmund & Bowles sold 100 feet

(Continued on Second Page.)